

**MINUTES OF THE CITY PLANNING COMMISSION
J. MARTIN GRIESEL ROOM**

**November 1, 2002
9:00 AM**

Present: Appointed Members: Caleb Faux, Jackie McCray, Donald Mooney; Pete Witte; Water Works Director David Rager; Council Member Jim Tarbell; City Planning Staff: Liz Blume, Director, and Steven Kurtz, Administrator, Land Use Management

Mr. Mooney called the meeting to order.

MINUTES

The minutes of the October 18, 2002, City Planning Commission (CPC) meeting were presented for consideration.

Motion: Mr. Witte moved approval of the minutes, as presented.

Second: Mr. Rager

Vote: All ayes (4-0).

**RELEASE OF COVENANT ON THE FORMER NATURAL HISTORY MUSEUM
PROPERTY LOCATED ON GILBERT AVENUE IN WALNUT HILLS**

Action requested: Administration recommends approval of the release of covenant.

-- Ms. McCray entered the meeting. --

The staff report, prepared by the Community Development Department, was presented by Liz Blume. On September 30, 2002, the City Council approved various ordinances relating to the expansion and renovation of the Convention Center. A critical element of the expansion is the relocation of WCPO TV from its current location at 500 Central Avenue to another location in the City of Cincinnati. WCPO has determined that the site formerly occupied by the Museum of Natural History, now owned by the Episcopal Diocese of Cincinnati, at the corner of Gilbert Avenue and Elsinore Place, best fits their requirements. As part of the conveyance of the title by the City to the Museum Center, a deed restriction was placed on the deed, allowing the parcel to be used only for a museum or other educational purposes. To allow WCPO to purchase this property, the City must release that covenant. While zoning on the proposed site is currently R-6 Multi-Family High-Density District,

which does not allow for television studios, it abuts an M-2 Intermediate Manufacturing District and the DD Downtown Development District, and each of those districts permit television studios. The City Planning Department has proposed rezoning the site to an R-6(T) Multi-Family High-Density Transition District with development guidelines that would allow the development of a television studio. Staff recommends approval of the release of covenant.

Motion: Mr. Faux moved approval of the release of the covenant.

Second: Ms. McCray

Vote: The motion was unanimously approved; 5-0.

DRAFT OF THE EVANSTON FIVE POINTS URBAN RENEWAL PLAN

Action requested: Accept the draft of Evanston Five Points Urban Renewal Plan, dated October 31, 2002, for review and comment.

-- Mr. Tarbell entered the meeting. --

City Planner Larry Harris presented the staff report, saying that on behalf of the Evanston Community Council, the Department of Community Development requested an Urban Renewal Plan for the Five Points NBD. The planning process began in April 2001, with Evanston residents, businesses and other key stakeholders. On July 20, 2001, the City Planning Commission approved the Urban Renewal study boundary identifying the Evanston community as an urban renewal study area.

The Five Points Business District in Evanston is located along Montgomery Road and Woodburn Avenue, from the I-71 interchange south to Dexter Avenue. The Five Points name derives from the convergence of five streets that intersect at the center of the district, Woodburn Avenue south and north, Gilbert Avenue, Hewitt Avenue and Montgomery Road

The Urban Renewal Plan provides guidelines and strategies to create a revitalized and useful Five Points neighborhood business area for the Evanston community. The key recommendations are listed below:

Core Business Area

1. Reduce the size of the core business district to include the area north of the Five Points convergence, extending to Dauner Avenue.
2. Rezone the area south of the Five Points convergence from business to multi-family residential.
3. Encourage reuse of the vacant school bus lot on Montgomery Road, between Blair Street and Dauner Street as new mixed-use commercial and multi-family residential.

4. Rehabilitate building façades in the core business district along Montgomery Road south of Dauner Avenue to Blair Street and along Woodburn Avenue just south of the Five Points intersection.

Residential Redevelopment

1. Build new single-family, owner-occupied units on the 3.1-acre vacant Parks Department property on Jonathan Street near Walnut Hills High School.
2. Support the redevelopment of the vacant 2.5-acre Laidlaw Bus Company property on Woodburn Avenue for a new medium density housing development.
3. Construct a mixed-use commercial/residential development south of Ruth Avenue near the Five Points intersection, between Montgomery Road and Woodburn Avenue.

Other strategies include continuing support for the "Weed and Seed" program, centralizing Metro bus routing through the Five Points NBD, building code enforcement and scheduled street cleaning and trash removal. Staff recommends the CPC accept the draft of Evanston Five Points Urban Renewal Plan, dated October 31, 2002, for review and comment.

Sharon Muyaya (3329 Spokane Avenue, 45207) President of the Evanston Community Council described the process the community council worked through to create this Plan. She stated the community wants to bring the Hoffman School site into the planning process because it will become a redevelopment opportunity. She also expressed interest in the community being included in a TIF district.

Motion: Mr. Rager moved to accept the draft of Evanston Five Points Urban Renewal Plan, dated October 31, 2002, for review and comment.

Second: Ms. McCray

Vote: Motion carried; 6-0.

ADDITIONAL ITEMS

Mr. Faux again suggested that a new Oakley North IDC is needed. At the last meeting, Mr. Faux had requested that staff outline for him the process by which the CPC can implement such an IDC. Mr. Faux stated he understands that the Home Depot Expo project is going forward regardless of what the CPC does today; however, there are still a number of development sites available in that area. He is very concerned that T-zone guidelines, so carefully negotiated between the developer and the neighborhood, were set aside in order to approve the site plan submitted for the Expo project, and feels the remainder of the Oakley North area is at risk for inappropriate development. Mr. Tarbell concurred with Mr. Faux' statements. General discussion ensued.

Motion: Mr. Faux offered a motion, requesting that staff prepare the documentation necessary to develop an Interim Development Control district for the remainder of the Oakley North urban renewal area.

Second: Ms. McCray

Vote: The motion was approved by a vote of 5-1 (ayes: Faux, McCray, Mooney, Rager, Tarbell; nay: Witte).

ADJOURNMENT

With no further business to consider, the meeting was adjourned.

Elizabeth A. Blume, Director
City Planning Department

Donald J. Mooney, Chairman
City Planning Commission

Date:_____

Date:_____